

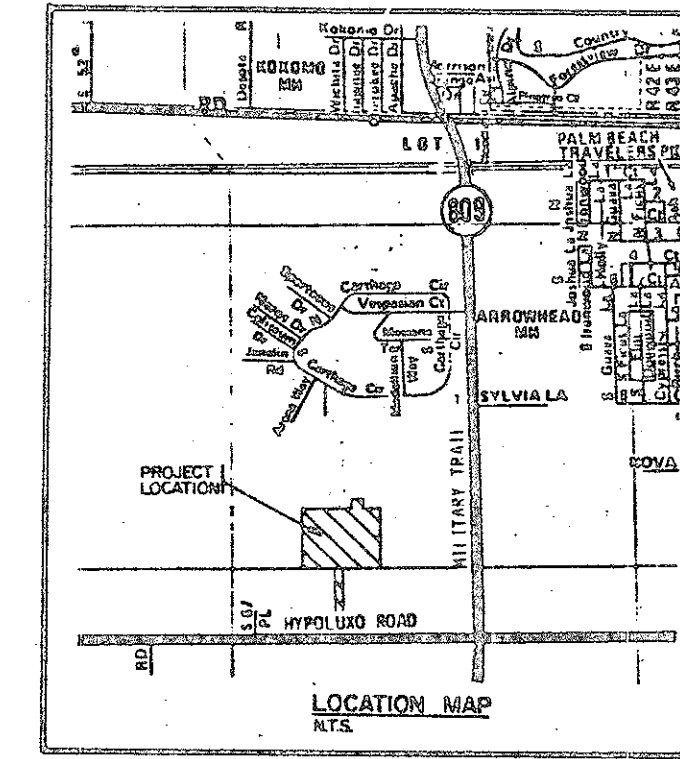
44/165

# CONCEPT HOMES OF LANTANA PHASE 9-A

BEING A PARCEL OF LAND LYING IN THE SOUTHWEST ONE-QUARTER OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

JANUARY, 1982

SHEET 1 OF 2



165

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 9:10 AM ON THIS 16 DAY OF September AD, 1982 AND DULY RECORDED IN PLAT BOOK 44 ON PAGES 165 AND 166.

JOHN B. DUNKLE, CLERK  
CIRCUIT COURT  
BY: Elizabeth Richard

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT NORMAN HOMES, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 1, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS CONCEPT HOMES OF LANTANA PHASE 9-A, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE BEING A PERMANENT REFERENCE MONUMENT AT THE SOUTHWEST CORNER OF LOT 193 OF CONCEPT HOMES OF LANTANA PHASE 9, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43 AT PAGES 79 AND 80 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE S 88°45'11"E ALONG THE SOUTH LINE OF SAID LOT 193 AN ALONG THE SOUTH BOUNDARY OF SAID PLAT OF CONCEPT HOMES OF LANTANA PHASE 9, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE S 88°45'11"E ALONG THE SOUTH LINE OF SAID PLAT OF CONCEPT HOMES OF LANTANA PHASE 9, A DISTANCE OF 110.32 FEET; THENCE S 00°43'30"E A DISTANCE OF 60.04 FEET; THENCE S 88°45'11"E A DISTANCE OF 74.54 FEET; THENCE S 03°10'16"W A DISTANCE OF 620.11 FEET; THENCE N 88°45'11"W A DISTANCE OF 393.67 FEET; THENCE S 00°08'02"E A DISTANCE OF 75.50 FEET; THENCE S 05°03'02"E A DISTANCE OF 113.67 FEET; THENCE S 00°08'02"E A DISTANCE OF 682.98 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF HYPOLUXO ROAD (100.00 FOOT RIGHT-OF-WAY, AS NOW LAID OUT AND IN USE); THENCE N 88°59'29"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF HYPOLUXO ROAD, A DISTANCE OF 105.39 FEET; THENCE DEPARTING FROM SAID NORTHERLY RIGHT-OF-WAY LINE OF HYPOLUXO ROAD, N 00°08'02"E A DISTANCE OF 10.01 FEET; THENCE N 45°34'16"E A DISTANCE OF 35.62 FEET; THENCE N 00°08'02"E A DISTANCE OF 254.65 FEET; THENCE N 88°59'29"W A DISTANCE OF 291.24 FEET; THENCE N 00°05'14"E A DISTANCE OF 314.97 FEET; THENCE S 88°45'11"E A DISTANCE OF 291.47 FEET; THENCE N 30°08'02"E A DISTANCE OF 80.50 FEET; THENCE N 05°20'11"E A DISTANCE OF 110.28 FEET; THENCE N 00°36'02"E A DISTANCE OF 74.53 FEET; THENCE N 88°45'11"W A DISTANCE OF 533.70 FEET; THENCE N 00°05'47"E A DISTANCE OF 520.10 FEET; THENCE S 88°45'11"E A DISTANCE OF 888.03 FEET; THENCE N 00°10'16"E A DISTANCE OF 75.48 FEET; THENCE N 44°17'28"W A DISTANCE OF 35.02 FEET; THENCE N 00°43'30"W A DISTANCE OF 60.04 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINING 16.68 ACRES MOR OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. THE STREETS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
2. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.
3. THE DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.
4. THE RECREATION TRACT, SHOWN HEREON AS RECREATION AREA TRACT "A" IS HEREBY DEDICATED TO THE CONCEPT HOMES OF LANTANA PHASE 9 PROPERTY OWNERS ASSOCIATION, INC. FOR THE PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 17 DAY OF August, 1982.

NORMAN HOMES, INC., A CORPORATION OF THE STATE OF FLORIDA

ATTEST: Norman Rauch NORMAN RAUCH, SECRETARY  
By: Harry Rauch HARRY RAUCH, PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF DUVAL ) SS

BEFORE ME PERSONALLY APPEARED HARRY RAUCH AND NORMAN RAUCH, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF NORMAN HOMES, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17 DAY OF August, 1982.

MY COMMISSION EXPIRES: 2/6/83  
James Bradford  
NOTARY PUBLIC

SEAL  
NORMAN HOMES, INC.

SEAL  
NOTARY PUBLIC

### TITLE CERTIFICATION

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

WE, FLAGLER TITLE COMPANY, A TITLE INSURANCE COMPANY, DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO NORMAN HOMES, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCLUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THAT THERE ARE NO OTHER ENCUMBRANCES.

DATE: Aug 17, 1982  
Edward F. B. V.P.  
FLAGLER TITLE COMPANY

SEAL  
PROFESSIONAL  
LAND SURVEYOR

SEAL  
COUNTY ENGINEER

SEAL  
DEPUTY CLERK

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY COMPLIES WITH CHAPTER 21H-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 17TH DAY OF August, 1982.

William A. Herx  
WILLIAM A. HERX  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 3182

### SURVEYOR'S NOTES

1. ALL BEARINGS SHOWN HEREON ARE BASED ON THOSE UTILIZED ON THE PLAT OF CONCEPT HOMES PHASE IX (P.B. 43, PG 79).
2. EASEMENTS ARE FOR PUBLIC UTILITIES UNLESS OTHERWISE NOTED.
3. U.E. DENOTES UTILITY EASEMENT.  
D.E. DENOTES DRAINAGE EASEMENT.
4. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
5. THERE SHALL BE NO BUILDINGS OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.
6. BUILDING SET BACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
7. PERMANENT REFERENCE MONUMENTS DESIGNATED THUS:
8. PERMANENT CONTROL POINTS DESIGNATED THUS:

### COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14 DAY OF Sept 1982.

BY: Norman R. Gregory  
NORMAN R. GREGORY, CHAIRMAN

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14 DAY OF Sept 1982.

BY: Herbert F. Kahler  
HERBERT F. KAHLERT, COUNTY ENGINEER

ATTEST:

JOHN B. DUNKLE, CLERK  
BOARD OF COUNTY COMMISSIONERS  
BY: Elizabeth Richard  
DEPUTY CLERK

0223-304

THIS INSTRUMENT WAS PREPARED BY MARCIA E. HANFORD IN THE OFFICES OF MERIDIAN SURVEYING AND MAPPING, INC., 2328 SOUTH CONGRESS AVE., WEST PALM BEACH, FLORIDA

SHEET 1 OF 2 - SIGNATURE SHEET  
SHEET 2 OF 2 - MAP SHEET

44/165

Meridian		WEST PALM BEACH, FLORIDA	
Surveying and mapping inc.			
DRAWN	M.E.H.	DATE	JANUARY, 1982
CHECKED		SCALE	
DRAWING NO.	79-P-153		
CONCEPT HOMES OF LANTANA PHASE 9-A			